

January 25, 2021

MINUTES OF THE REGULAR MEETING  
OF THE CITY COUNCIL OF THE  
CITY OF OLNEY, TEXAS

6:00 P.M.

The City Council of the City of Olney, Texas, met Monday, January 25, 2021, at 6:00 P.M. Those present were: Mayor Rue Roger, Mayor Pro-Tem Tom Parker, Councilmembers Phil Jeske, Tommy Kimbro, Chuck Stennett, and Terri Wipperman. Absent: None. Staff Present: City Administrator Neal Welch, Chief of Police Dan Birbeck, Public Works Director KC Blessingame, Interim City Secretary Arpegea Pagsuberon, Officer Dustin Hudson and City Attorney William Myers was present via web presence. All agenda items were subject to action. Meeting was broadcast and recorded online using GoToMeeting.com in accordance with Open Meetings Laws guidance during COVID-19 Pandemic Disaster.

Mayor Rogers called the meeting to order at 6:02 P.M.

CALL TO ORDER

Councilmember Wipperman gave the invocation.

INVOCATION

No citizens appeared before the Council to comment.

CITIZEN COMMENT  
PERIOD

Mayor Rogers entertained a motion to adopt the minutes from the January 11, 2021 Regular Meeting as written. Councilmember Wipperman made said motion, and Councilmember Jeske seconded. Council voted unanimously to approve the minutes.

CONSIDER APPROVAL OF  
MINUTES FROM  
PREVIOUS MEETING(S)

Council reviewed the history for the Hulme account and discussed the best way to resolve the outstanding balance. Mayor Pro-Tem Parker inquired about the City's cost for producing one-million (1,000,000) gallons of treated water and requested this be researched. Councilmember Wipperman stated that the City has a standard operating procedure for accounts having suffered a water leak resulting in a higher bill. The procedure states we average the previous twelve (12) months and subtract it from the water charge resulting from the leak. That amount is divided by fifty percent (50%), crediting the account half, and the remaining balance is the amount due. The City Council has extended a payment schedule to alleviate the burden and help bring the account to current. If the payment is made within 30 days of notice, twenty percent (20%) will be deducted from the balance. If the payment is stretched over a six (6) month period, ten percent (10%) will be deducted from the balance. If twelve (12) months are necessary, the full balance will be due by the end of the twelve (12) month term. Council also stated this is a one-time offer to the account holder and that a formal policy with a tier system is to be created. Mayor Rogers entertained a motion to approve Council decision on resolving the Hulme water utility residential account. Councilmember Wipperman made said motion, and Councilmember Kimbro seconded. Council voted unanimously to approve Council decision on resolving the Hulme water utility residential account.

HEAR AND CONSIDER  
ACTION TO RESOLVE  
WATER UTILITY  
RESIDENTIAL ACCOUNT

Chief Birbeck presented an amended ordinance on curfew hours for minors. The amended portion allows the police officer to enforce the ordinance at their discretion. The previous ordinance required a warning prior to action taken. Mayor Rogers entertained a motion to approve ordinance O2-21 as written. Mayor Pro-Tem Parker made said motion, and Councilmember Kimbro seconded. Council voted unanimously to approve ordinance O2-21.

CONSIDER ORDINANCE  
O2-21 TO UPDATE  
LANGUAGE ON CURFEW  
HOURS FOR MINORS

The Planning & Zoning Board has selected Mark Horany to fill Alan Lewis' unexpired term. The terms will run for three (3) years, from April to April. Mayor Rogers entertained a motion to approve the appointment of Mark Horany to the Planning & Zoning Board. Councilmember Jeske made said motion, and Councilmember Stennett seconded. Council voted unanimously to approve the appointment of Mark Horany to the Planning & Zoning Board's unexpired term.

CONSIDER  
APPOINTMENTS TO THE  
PLANNING AND ZONING  
BOARD

204 South Avenue G

Max Exalus has bid \$6,500 for the lot and structure located at 204 S Ave G. Officer Hudson was present to speak on the condition of 204 South Ave G and recommended the Council rejects the offer as there would considerable liability in selling the structure in the condition it is in. Mr. Myers seconded that opinion and did not recommend the City sell properties in a dilapidated condition. Mayor Rogers entertained a motion to reject the sale and move forward with the order to repair, remove or demolish of 204 South Avenue G. Councilmember Kimbro made said motion, and

CONSIDER TAX RESALE  
BID(S)

Councilmember Wipperman seconded. Council voted unanimously to reject this bid and order to repair, remove or demolish 204 South Avenue G.

CONSIDER TAX RESALE  
BID(S) CONTINUED

103 West Grove Street

Paul & Anne McQueen have bid \$1,000 for the lot located at 103 W Grove Street. Discussion followed regarding the intended use and zoning of this property. Officer Hudson stated the property is zoned for storage structures if that is the buyer's intent. Mayor Rogers entertained a motion to approve the sale of 103 W Grove Street for \$1,000. Councilmember Jeske made said motion, and Mayor Pro-Tem Parker seconded. Council voted unanimously to accept the bid.

Mayor Rogers stated that Council would enter executive session at 6:47 P.M. to discuss and deliberate the Annual Performance Evaluation of Neal Welch as City Administrator of the City of Olney - Pursuant to Section 551.074(a)(1) of the Texas Government Code. Councilmember Wipperman agreed to take minutes. Guests were required to leave the room.

EXECUTIVE SESSION:  
ANNUAL PERFORMANCE  
EVALUATION OF NEAL  
WELCH AS CITY  
ADMINISTRATOR

Council reconvened in regular open session at 8:01 P.M. and all guests were permitted to return.

Mayor Rogers entertained a motion to authorize a one-percent raise in quarter one for City Administrator Neal Welch. Quarterly reviews will follow with a potential increase. Mayor Pro-Tem Parker made said motion, and Councilmember Kimbro seconded. Council voted unanimously to approve the raise.

ANY ACTION AS A  
RESULT OF THE  
EXECUTIVE SESSION

Mayor Rogers gave credit to the Public Works department in dealing with the recent water line issues. Mayor Pro-Tem Parker stated in light of the current water issues; isolation valves need to be prioritized. Mr. Welch shared that maps of the waterline system have been produced, and they will be working to section off quadrants of the City. Mr. Welch also presented information on a meeting with Waste Connections and how it would impact a current project on managing trash dumpsters and poly-carts. Chief Birbeck stated the police department has been working diligently through on-going cases and the relationship between Olney PD and Young County Sheriff's Office is in good standing. Officer Hudson shared that "tiny houses" are becoming more prevalent, and our current codes need an update to accommodate the proper installation of such structures in the city limits. Mr. Welch informed the Council that the date to decide on next year's tax rate is approaching, and the decision will have to be made well in advance of the budget.

DISCUSS OTHER  
COUNCIL MATTERS –  
ITEMS OF CONCERN TO  
MEMBERS OF THE CITY  
COUNCIL

There being no further business to come before the Council, the Council adjourned by consent at 8:25 P.M.

ADJOURNMENT

ATTEST:

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Interim City Secretary